

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: : Chapter 13
Steven R. Kennedy and :
Shirley R. Kennedy : Case No.: 1:16-bk-01913-RNO
Debtors :

**OBJECTIONS OF CAPITAL REGION WATER
TO PROPOSED SALE OF REAL PROPERTY LOCATED AT 10 SOUTH
15TH STREET, HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA
FREE AND CLEAR OF LIENS, CLAIMS AND ENCUMBRANCES**

AND NOW comes Capital Region Water, by and through its attorneys,
Goldberg Katzman, P.C., who files these Objections to the Proposed Sale of Real
Property Located at 10 South 15th Street, Harrisburg, Dauphin County,
Pennsylvania Free and Clear of Liens, Claims and Encumbrances, and in support
thereof, states the following:

1. On January 26, 2017, Debtors provided a Notice to Creditors that they
filed a Motion to Approve Sale of Real Property Free and Clear of Liens, Claims
and Encumbrances relating to the Debtors' real property located at 10 South 15th
Street, Harrisburg, Dauphin County, Pennsylvania (the "Property").
2. The Property is served with water and sewer by Capital Region Water.
3. There remains a past-due and owing balance of \$2031.85 for the water
and sewer services provided by Capital Region Water at the Property, as evidenced
by the documents attached hereto as Exhibit A.

4. As such, Capital Region Water has a municipal claim in the amount of \$2,031.85 on the Property.

5. Pursuant to the Bankruptcy Code, a trustee may sell property free and clear of any interest therein only if:

- (1) applicable nonbankruptcy law permits sale of such property free and clear of such interest;
- (2) such entity consents;
- (3) such interest is a lien and the price at which such property is to be sold is greater than the aggregate value of all liens on such property;
- (4) such interest is in bona fide dispute; or
- (5) such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of such interest.

11 U.S.C.A. § 363(f).

6. Pennsylvania law governing municipal claims states that a municipal claim “shall have priority to and be fully paid and satisfied out of the proceeds of any judicial sale of said property, before any other obligation, judgment, claim, lien, or estate with which the said property may become charged, or for which it may become liable. . . .” 53 P.S. § 7106(a)(1); see also EMC Mortgage Corp. v. Lentz, 972 A.2d 112, 115 (Pa. Commw. Ct. 2009) (holding that a municipal claim had priority to be paid in full over all other liens on a property).

7. Accordingly, under applicable nonbankruptcy law, the municipal claim held by Capital Region Water on the Property has priority and must be paid in full.

8. Capital Region Water, therefore, objects to the proposed sale of the Property free and clear of its interest therein.

9. As evidenced by the accompanying Stipulation, filed simultaneously herewith, Debtors' attorney agrees to the relief sought herein.

WHEREFORE, Capital Region Water respectfully requests that this Honorable Court grant their Objections and order that the municipal claim held by Capital Region Water on the real property located at 10 South 15th Street, Harrisburg, Dauphin County, Pennsylvania in the amount of \$2,031.85 shall be paid in full through the proceeds of the sale of the real property.

Respectfully submitted,

GOLDBERG KATZMAN, P.C.

Date:

By: s/ Steven E. Grubb
Steven E. Grubb, Esquire (I.D. No. 75897)
4250 Crums Mill Road
P.O. Box 6991
Harrisburg, PA 17112
Telephone: (717) 234-4161
Attorney for Capital Region Water

CAPITAL REGION WATER

Dr. Robert E. Young Water Services Center

Billing & Collections Unit, 100 Pine Drive

Harrisburg Pa 17103

Phone: (888) 510-0606 Fax: (717) 775-1040

Account: 9050031-0

Date Prepared: 02/14/2017

Property: 10 S 15TH ST

Preparer's Initials: JM

Property Owner: STEVEN R KENNEDY

Requested By: WENDY/STEVE

Telephone: 888-510-0606

Utility Bill Due: \$2,031.85__

Includes payments received up to 1/20/17_____

Meter Reading: 655000_____

Balance valid until: 2/28/2017_____

Other Fees: Settlement Sheet \$25.00 (Paid)

Do not pay utility balance until after settlement.

At the time of settlement, the buyer and seller must agree on the distribution of any existing credit balances. After settlement, refunds will not be issued by Capital Region Water for credit balances or duplicate utility payments.

If you fail to have the water service terminated in your name, you may be responsible for future debts incurred against this property.

***If you are an ACH subscriber, please ensure that you stop the automatic withdraw from your utility bill. No refunds will be issued for failure to stop the automatic withdraw for payment of your utility bill. Please call 1-888-510-0606.

This settlement sheet may not identify all judgements which may exist against the seller and which may encumber this property. It is, therefore, recommended that a search of the judgement docket be done at the Dauphin County Courthouse.

Lien Status: NO LIENS

Comment:

End of Report



CAPITAL REGION WATER
100 PINE DRIVE
HARRISBURG, PA 17103
Phone: 1-888-510-0606

ACCOUNT NUMBER	9050031-0
CID:	87005
BILLING DATE	01/25/2017
AMOUNT DUE	57.96
DUE DATE	2/15/17
AFTER DUE DATE PAY	58.83

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT

STEVEN R KENNEDY
1916 PRESERVE LANE
PALMYRA PA 17078

58.83 current balance
+ 34.08 new charges
92.91
+ 1.938.94 bankruptcy amt.
2,031.85

www.capitalregionwater.com 1-888-510-0606
CUSTOMER ACCOUNT INFORMATION RETAIN FOR YOUR RECORDS

CUSTOMER NAME		SERVICE ADDRESS		ACCOUNT NUMBER				
STEVEN R KENNEDY		10 S 15TH ST		9050031-0				
METER NUMBER	SERVICE PERIOD		METER READINGS		CONSUMPTION	GALLONS USED		TYPE OF READINGS
	FROM	TO	PRIOR	PRESENT		WATER	SEWER	
58778266	12/6	12/29	651000	653000	2000	2000	2000	Actual
	1/30/17			655000		2000	34.08	

Previous Balance 248.59
Penalty 3.73
Payments -228.44
Adjustments 0.00
Prior Balance 23.88

Ready-to-serve water 6.22
Water Utilization 15.76
Sewer Utilization 10.52
Sewer Maintenance 1.58

Current Charges 34.08
Pay This Amount ~~57.96~~

2031.85

Prepare for cold weather: Frozen water pipes in your home can lead to costly repairs. Visit capitalregionwater.com/winterprep to learn how to protect your pipes from freezing.

Automatic monthly withdrawal payments (ACH), Customer Portal online payments and Ebill are available online at www.capitalregionwater.com. Credit Card Payments can be made by calling 1-888-510-0606 to speak with one of our Customer Service Representatives. Only cardholder (Actual Name on Card) is authorized to make a credit card payment.

PLEASE DETACH & RETURN WITH PAYMENT

ACCOUNT NUMBER	9050031-0
CID:	87005
CUSTOMER NAME	STEVEN R KENNEDY
SERVICE ADDRESS	10 S 15TH ST
BILLING DATE	01/25/2017

00000090500310000057967

STEVEN R KENNEDY
1916 PRESERVE LANE
PALMYRA PA 17078

AMOUNT NOW DUE	57.96 2031.85
DUE DATE	2/15/17
AFTER DUE DATE PAY	58.83

Please make checks payable to: Capital Region Water

☐ Cash ☐ Check ☐ Money Order

AMOUNT PAID	\$
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Capital Region Water
PO Box 826429
Philadelphia, PA 19182-6429



MUNI-LINK

Billing

CAPITAL REGION WATER

ACCOUNT LOOKUP

My Account Logout Help & Support



ACCOUNTS CUSTOMERS METERS PROCESSING MAINTENANCE REPORTS

Return To List

ACTIVE Account 9050031-0

STEVEN R KENNEDY

10 S 15TH ST
HARRISBURG, PA 17104

Is Rental: No

Mobile Phone

Email

Home Phone

Active Alerts on this Service Address

- BANKRUPTCY

Bankruptcy

Edit Account Billing Groups

General Information

Edit

Units: 1
 Exclude Billing: No
 Exclude Interest: No
 Exclude Penalty: No
 Exclude Notice: No
 Exclude Lien: No
 Suspended Action Code: Standard

Balances

View Details

Balance **\$1,938.94**
 Deposits 0.00
 Other 0.00
 Water 1,102.34
 Sewer 836.60

Transactions

View More

Date	Type	Reference	Due Date	Total	Balance
12-09-2016	Adjust Move to Bankruptcy			1938.94	1,938.94

Account Log

View More

Add New

Completed	Scheduled	Type	Reading
01/30/2017		AUTOMATED METER READINGS	655000
12/28/2016		AUTOMATED METER READINGS	653000
12/05/2016		AUTOMATED METER READINGS	651000
11/01/2016		AUTOMATED METER READINGS	650000
10/07/2016		AUTOMATED METER READINGS	649000

Services

Add New

Bankruptcy-RTS - Ready to Serve Bankruptcy Sewer Maintenance - Sewer Maintenance Bankruptcy Water Utilization - Water Utilization
 Bankruptcy Sewer Utilization - Sewer Utilization ** All Services **

Details

View Details

Edit

Title: Bankruptcy-RTS - Ready to Serve
 Quantity: 1
 Amount:
 Enabled: No

Charges

View More

Add New

No data found.

Payment Method

Edit

NO PAYMENT METHOD

Portal Payments

View More

No data found.

Customers

Capacity Data

Attachments

Categories

Reports

Custom Data

Back Flow

Bill To

View Details

Edit

Name: STEVEN R KENNEDY
 Address: 1916 PRESERVE LANE
 PALMYRA, PA 17078
 Phone: (717) 221-0999

Owner

View Details

Edit

SAME AS BILL TO

Alternate Addresses

View More

Add New

No data found.

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Debtors	:

STIPULATION

AND NOW, come Capital Region Water and Debtors, by and through their attorneys, who stipulate that the municipal claim held by Capital Region Water on the real property located at 10 South 15th Street, Harrisburg, Dauphin County, Pennsylvania in the amount of \$2,031.85 shall be paid in full through the proceeds of the sale of the real property.

GOLDBERG KATZMAN, P.C.

Date:	By: <u>s/ Steven E. Grubb</u> Steven E. Grubb, Esquire 4250 Crums Mill Road P.O. Box 6991 Harrisburg, PA 17112 Telephone: (717) 234-4161 <i>Attorney for Capital Region Water</i>
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LAW OFFICES OF JOHN M. HYAMS

Date:	By: <u>s/ John M. Hyams</u> John M. Hyams, Esquire 555 Gettysburg Pike, Suite C-400 Mechanicsburg, PA 17055 <i>Attorney for Debtors</i>
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ORDER

AND NOW, this _____ day of _____, 2017, based upon the
Objections of Capital Region Water and the Stipulation of the parties, it is hereby
ORDERED and DECREED that Capital Region Water's Objections are
GRANTED and the municipal claim held by Capital Region Water on the real
property located at 10 South 15th Street, Harrisburg, Dauphin County,
Pennsylvania in the amount of \$2031.85 shall be paid in full through the proceeds
of the sale of the real property.